

SAN ANTONIO PLANNING COMMISSION AGENDA

April 27, 2005

2:00 P.M.

Susan Wright, *Chairperson*

Cecilia Garcia

James Darryl Byrd, *Vice Chairperson*

Robert Hanley

Murray H. Van Eman, *Chair – Pro Tem*

Amelia Hartman

Mitch Meyer

Jose R. Limon

Dr. Francine S. Romero

THE DEVELOPMENT AND BUSINESS SERVICES (DBS) CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.

YOU CAN CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEMS

A. Work session, 1:00 P.M., Tobin Room

- Presentation and review of proposed topics, schedule, venue, and attendants for professional development seminars on the Community Planning process. (Planning Department)
- Discussion relative to the Planning Commission Retreat Workshop goals, etc. (Planning Commission)
- Briefing on agenda items, any of which may be discussed (Development Services)

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLATS:

A. 040284

Falkin

(On the western side of I H 37, south of Highway 181)

Council Ferguson
District Index #

OCL 718 A-2

B. 050056

Oakwell Physicians

(On the east side of Oakwell Court, 1092' west of Harry Wurzbach Rd.)

10 584 A-1

C. 050178

Lackland City Commercial Sites Unit 3

(Near the southeast corner of Old Pearsall Road and War Cloud Drive)

4 680 C-2

- | | | | |
|------------------|---|-----------|----------------|
| D. 050222 | HCI-Santa Fe
(On the southern side of Loop 1604, west of Blanco Road) | 9 | 516 B-2 |
| E. 050293 | Crossing Judson
(On the northwest corner of Judson Rd. and Stahl Rd.) | 10 | 519 A-5 |

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda " are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PUBLIC HEARINGS FOR ITEMS 6-10 HELD ABOVE:

- | | | | |
|------------|---------------|--|--------------------|
| 6. | 040284 | Falkin
(On the western side of I H 37, south of Highway 181) | OCL 718 A-2 |
| 7. | 050056 | Oakwell Physicians
(On the east side of Oakwell Court, 1092' west of Harry Wurzbach Rd.) | 10 584 A-1 |
| 8. | 050178 | Lackland City Commercial Sites Unit 3
(Near the southeast corner of Old Pearsall Road and War Cloud Drive) | 4 680 C-2 |
| 9. | 050222 | HCI-Santa Fe
(On the southern side of Loop 1604, west of Blanco Road) | 9 516 B-2 |
| 10. | 050293 | Crossing Judson
(On the northwest corner of Judson Rd. and Stahl Rd.) | 10 519 A-5 |

PLATS:

- | | | | |
|------------|---------------|---|--------------------|
| 11. | 030397 | Fossil Ridge Unit 4 PUD
(Extending local streets within Fossil Ridge Unit 2 PUD; Near Evans Rd and Bulverde Rd) | OCL 484 C-3 |
| 12. | 040293 | Pecan Hill on Whitby Road
(On the south side of Whitby Road, approximately 2,000.00' west of Huebner Road) | 7 548 B-7 |
| 13. | 040343 | Hampton Inn Northern
(On the northeast corner of Jones Maltsberger Road and Northern Boulevard) | 9 550 F-7 |

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| 14. | 040357 | South Port Triangle TIF
(On the northwest corner of Watson Road (Spur 66) and Applewhite Road) | 4 | 715 D-1 |
| 15. | 040410 | River Mist, Unit 3
(On the west side of Kyle Seale Pkwy., south of Rock Mist) | 8 | 547 C-3 |
| 16. | 040434 | Turtle Creek Park Town Homes PUD, II
(On the northwest side of Datapoint Drive at St. Charles Bay) | 8 | 549 A-7 |
| 17. | 040582 | Hallie Heights Phase 2A, TIF
(Near the corner of Ray Ellison Drive and Hallie Place.) | 4 | 647 E-6 |
| 18. | 040611 | Santa Maria Degli Angeli
(On the north side of Villaret and the south side of Mally, west of the Union Pacific railroad line.) | 4 | 682 B-3 |
| 19. | 050071 | Park South
(On the southeast corner of Ray Ellison Drive and Five Palms Drive) | 4 | 648 B-7 |
| 20. | 050132 | Woodlake Park Commercial
(On the north side of F.M. Highway No. 78, east of Rittiman Rd.) | 2 | 585 D-5 |

PLAT DEFERRAL:

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| 21. | 050242 | Comanche Pass
(On the north side of Nacogdoches Road, east of Kings Mountain) | 10 | 519 D-5 |
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LAND TRANSACTIONS:

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| 22. | S.P. No. 1202 – Proposed construction of nitrogen pipeline within Public Right of way | | | |
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INDIVIDUAL CONSIDERATION

PLATS:

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| 23. | 030539 | Johnson Components (Resolution to Revoke Utility Service/Building Permits)
(On the north side of E. Houston Street, 730.21' east of Loop 410) | 2 | 619 A-5 |
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VARIANCES AND APPEALS:

- | | | | | |
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| 24. | BPV-05-001 | Long John Silvers-Rigsby Avenue (Building Permit)
(At the southwest corner of Rigsby Avenue and Bermuda Street) | 2 | 653 A-1 |
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LAND TRANSACTIONS:

25. **RWD 05-04-004 Leticia S. Montes (ROW Dedication)** **OCL 713 F-6**
(South of the intersection of Noyes Road and Senior Road on Senior Road)
26. **S.P. No. 1127** – Public hearing and consideration on a request to close, vacate and abandon portions of improved Dakota, Alps and Nevada Streets adjacent to NCBs 616 and 623. (Asset Management)
27. **S.P. No. 1156** – Public hearing and consideration on a request to close, vacate and abandon unimproved portions of Tradesman Drive Public Right of Way adjacent to NCBs 14847 and 14848. (Asset Management)
28. Briefing and Discussion regarding Right-of-Way Acquisition (Public Works)

COMPREHENSIVE MASTER PLAN:

29. Public hearing and consideration of a resolution amending the Land Use Plan contained in the Huebner/Leon Creeks Community Plan, a component of the Master Plan of the City, by changing the use of approximately 5.37-acres located at 8403 Huebner Road from Public/Institutional land use to Regional Commercial land use. (Planning Department)
30. Consideration of a resolution for the proposed 2005-2015 Water Supply Land Use Assumptions Plan, the proposed 2005-2015 Water Supply Capital Improvements Plan, and the proposed Maximum Water Supply Impact Fee (all components of the Master Plan of the City). (San Antonio Water System)
31. Consideration of a resolution on the Parks and Recreation System Strategic Plan developed to guide decisions impacting San Antonio's system of parks from 2005 through 2015.
32. Presentation on the recommendations of the Urban Land Institute's report on St. Paul's Gateway. (Planning Department)

OTHER ITEMS:

33. Consideration of the minutes for the April 13, 2005 Planning Commission meeting
34. Director's report
35. Questions and discussion
36. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed.
37. **ADJOURNMENT**